

# \$245,000 - 146 Nickerson Avenue, Hinton

MLS® #A2262982

## \$245,000

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.09 Acres

Hardisty, Hinton, Alberta

This well kept, 1994 manufactured home with 3 bedrooms & 2 bathrooms, could be just the right place for a new home buyer, established couple, investor, small or growing family. With just the 1 level, keeping it maintained should be trouble-free. The open floor plan & vaulted ceilings in the living room & kitchen make the home feel spacious. There is plenty of cabinet space in the kitchen with a separate pantry, updated stainless steel appliances & cabinet doors. The large primary bedroom features a 4 piece ensuite with soaker tub, plenty of closet space & is separate from the additional 2 bedrooms, adding to the comfort level. Some of the many upgrades over the years include new shingles in 2023, light fixtures & landscaping. The 2x6 walls & exterior window coverings bring peace of mind & relief in all seasons. Venturing outdoors will be enjoyable with the covered patio & separate deck, great for entertaining or a peaceful retreat. The yard is well maintained, landscaped, fully fenced & includes 2 storage sheds. Situated in a quiet neighbourhood, walking distance to trails, Mary Reimer Park, shopping & amenities.

Built in 1994

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2262982  |
| Price    | \$245,000 |
| Bedrooms | 3         |



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,088                   |
| Acres          | 0.09                    |
| Year Built     | 1994                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 146 Nickerson Avenue |
| Subdivision | Hardisty             |
| City        | Hinton               |
| County      | Yellowhead County    |
| Province    | Alberta              |
| Postal Code | T7V 1A4              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Off Street, Parking Pad, Driveway |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Soaking Tub, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters                              |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |
| Foundation        | Piling(s)                                 |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 7th, 2025 |
|-------------|-------------------|

Zoning

R-MHS

## **Listing Details**

Listing Office

RE/MAX 2000 REALTY

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